

Minutes
Connecticut Housing Finance Authority
Board of Directors Meeting No. 581
April 30, 2020

Directors Present: Jerrold Abrahams
Wendy Clarke
Heidi DeWyngaert, Vice Chairperson of CHFA
Anne Foley, Chairperson of Mortgage Committee, representing
Melissa McCaw, Secretary, State Office Policy and Management
Kiley Gosselin
Timothy Hodges
Catherine MacKinnon
Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner
of the Department of Housing
Jorge Perez, State Banking Commissioner
Franklin Perry II
Sarah Sanders, representing Shawn Wooden, State Treasurer
Lisa Tepper Bates
Glendowlyn Thames, representing David A. Lehman, Commissioner,
Department of Economic & Community Development
Carla Weil

Directors Absent: Jared Schmitt, Chairperson of the Finance/Audit Committee

By conference call due to the COVID-19 public health crisis and in accordance with Governor Lamont's Executive Order 7B, Ms. Mosquera-Bruno called the meeting of the Connecticut Housing Finance Authority ("CHFA") to order at 10:02 a.m. A roll call of Board members was conducted and a quorum was present. Ms. Mosquera-Bruno asked for public comments by virtue of the public call-in line and there were none.

Nandini Natarajan, Chief Executive Officer-Executive Director, summarized staff actions to maintain CHFA services during the COVID-19 health crisis. Ms. Natarajan explained that both the federal and state governments have issued regulations, executive orders and updates relating to mortgage and rent payments for those impacted by COVID-19. To assist CHFA's borrowers and partners understanding of these rules, CHFA established a special page on the website for COVID-19 information. CHFA frequently updates this website as new information becomes available. Ms. Natarajan, Ms. Mosquera-Bruno and staff have communicated with developers, borrowers and partners on how CHFA has kept critical business functions moving forward and made changes in processes to assist the development community and residents during this COVID-19 health crisis. Ms. Natarajan also spoke about the CARES Act that was enacted by Congress to provide relief to individuals and businesses. In response to a question as to what CHFA would do to educate individuals who rent, Ms. Mosquera-Bruno and Ms. Tepper Bates outlined the available resources.

Ronald Nossek from Blum Shapiro, CHFA's external auditor, provided a comprehensive summary of the audit results of CHFA's 2019 financial statements. He reviewed the audit objectives and stated that CHFA's financial statements fairly represent its financial position and operations and

BlumShapiro has issued a clean opinion. Mr. Nossek reported that BlumShapiro did not find any material weaknesses or significant deficiencies and there were no instances of noncompliance with the Generally Accepted Auditing Standards (GAAS), Generally Accepted Government Auditing Standards (GAGAS) and Uniform Guidance and the State Single Audit Act. He reported that an analysis was done on the impact that London Inter-Bank Offered Rate (LIBOR) changes may have on CHFA's financials explaining that there are currently no issues but wanted to make the Board aware that there could be potential impact in the future. A detailed LIBOR analysis will be shared with the Finance/Audit Committee at their next meeting. A question was raised regarding the audit's review of an oversight/compliance issue in the administration of the state tax credit program. Mr. Nossek stated that BlumShapiro addressed the issue by conducting compliance and control testing. There was a request that the audit results for this issue be discussed in detail at the next Finance/Audit Committee meeting.

Deborah Alter, Manager I, Multifamily, presented the resolution regarding the financing of Maplewood Court, Bridgeport.

Upon a motion made by Ms. Foley, seconded by Ms. Weil, the Board members voted by roll call and were in favor of adopting the following resolution regarding the financing of Maplewood Court, Bridgeport. Mr. Hodges abstained from voting.

RESOLUTION REGARDING MORTGAGE FINANCING OF
MAPLEWOOD COURT, BRIDGEPORT, CONNECTICUT
CHFA DEVELOPMENT NO. 13-090M

WHEREAS, Maplewood Court Limited Partnership has applied to the Connecticut Housing Finance Authority (the "Authority") for construction mortgage financing and restructured permanent mortgage financing for the acquisition and rehabilitation of a 32-unit housing development known as Maplewood Court, located in Bridgeport, Connecticut (the "Development"); and

WHEREAS, the Authority desires to provide mortgage financing to Maplewood Court Limited Partnership and/or a related entity otherwise acceptable to the Authority (the "Proposed Mortgage"), as described in the attached memorandum and Development summary materials from Deborah J. Alter, Manager 1, dated April 30, 2020 (the "Memorandum").

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority, as follows:

Section 1. The Authority is authorized: (a) to provide a construction loan in a principal amount of approximately \$3,800,000 (the "Construction Loan"); and (b) to consent to the assignment, assumption and restructure of an existing Authority mortgage loan secured by the Development into a permanent loan in an approximate principal amount of \$814,500 (the "Existing Loan"). The Construction Loan and the Existing Loan shall be secured by a first-priority fee-simple mortgage on the Development. The Construction Loan shall accrue interest on amounts advanced at a rate not to exceed 4% per annum and shall be paid monthly, in arrears, over a term of up to 30 months, after which all Construction Loan principal and interest shall be due in full. The Existing Loan shall accrue interest on amounts advanced at a rate not to exceed 3.00% per annum and shall be repaid monthly

in arrears, as follows: (i) interest-only repayment for a period of up to 30 months, immediately followed by (ii) principal and interest repayment based upon an amortization schedule of 30 years over a period of 30 years, after which all outstanding permanent loan principal and interest shall be due. The Authority will fund the Construction Loan with Tax-Exempt Bond (TEB) proceeds, including the issuance of bonds as described in Attachment A attached hereto or from such other sources of funds, and upon such terms and conditions, as are deemed to be in the best interests of the Authority. With respect to any such expenditure, this Resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the United States Treasury Regulations.

Section 2. The Authority's commitment to provide mortgage financing for the Development shall be conditioned upon the Authority's acceptance and approval in its sole discretion of the following:

- a. Affordability restrictions on the Development for a period of 40 years, such that 16 units shall be set aside for households at or below 60% of area median income, 7 units shall be set aside for households at or below 50% of area median income, and 9 units shall be set aside for households at or below 25% of area median income;
- b. An independent appraisal and a market acceptance analysis for the Development;
- c. All required governmental approvals, tax abatement agreements, hazardous waste testing at the Development, and hazardous waste removal and disposal (if applicable);
- d. Final construction costs and plans and specifications;
- e. Commitments for sources of funds, as further described in the Memorandum, or in such other amounts and/or from such other comparable sources as are acceptable to the Authority, such that the total of the sources and uses of funds for completion of the Development are in balance;
- f. Proposed operating income and expenses, tenant relocation plan, and property management organization and plan;
- g. Compliance by the Proposed Mortgagor with all applicable law, the Authority's Procedures, the provisions of the Memorandum, and all applicable Authority policies, *provided, however*, if there is any inconsistency between the provisions of this Resolution and the Authority's policies, the terms of this Resolution shall control.

Section 3. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution, as may be in the best interest of the Authority and necessary for the development of quality affordable housing.

Section 4. Failure to provide any of the above-referenced requirements in a form acceptable to the Authority and to close the mortgage financing authorized herein on or before

January 31, 2021 shall render this Resolution void and of no further effect, provided, however, upon good cause shown and upon payment by the Proposed Mortgagor of any extension or other fees as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

(Maplewood Court, Bridgeport, Connecticut)

ATTACHMENT A

1. The Chief Executive Officer - Executive Director and/or Chief Financial Officer of the Authority and staff are hereby authorized to continue the Authority's Housing Mortgage Finance Program by way of one or more bond sales.

2. The timing of such bond sales shall be determined in coordination with the State Treasurer's Office.

3. The bond sales shall be in an amount not to exceed \$4,180,000 for the Housing Mortgage Finance Program Bonds, of the series designated (subject to paragraph 18 below) 2020 Series E (the "Bonds"), which shall be issued in one or more series and subseries as federally taxable bonds and/or as federally tax-exempt bonds under the Internal Revenue Code of 1986, as amended (the "Code"), or other applicable federal tax law.

4. The Bonds shall be sold on a negotiated basis.

5. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to set the date or dates for receipt of the respective offers from the underwriter(s) or other purchaser(s) (the "Respective Purchasers") to purchase the Bonds.

6. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to execute and cause to be delivered appropriate documentation, including, without limitation, one or more Preliminary Official Statements and Underwriting Commitments, to adopt the expectations, beliefs, assumptions and representations expressed and made on behalf of the Authority in the Official Statement(s) of the Bonds (the "Official Statement(s)") and to execute and deliver the Official Statement(s).

7. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized both (a) to receive the related offer presented by the Respective Purchasers, and (b) to make a formal award of the related portion of the Bonds to the Respective Purchasers and execute one or more Contracts of Purchase, provided the Chief Executive Officer - Executive Director and/or Chief Financial Officer may make such award only if the net interest cost on the tax-exempt portion or related portion of the Bonds does not exceed the Bond Buyer Revenue Bond Index published most recently prior to the award by more than 50 basis points.

8. The Chief Executive Officer - Executive Director and/or Chief Financial Officer and staff of the Authority are hereby authorized to negotiate one or more interest rate swap agreements

with counterparties that meets the requirements of the General Bond Resolution and is satisfactory to the Chief Executive Officer - Executive Director and/or Chief Financial Officer in conjunction with the 2020 Series E bond sale (collectively, the "Swap"). The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to approve, execute and deliver all documents necessary to consummate the Swap, provided the Swap results in a net interest rate savings to the Authority of not less than 20 basis points of the Swap portion or in the best interest of the Authority, as determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to make such changes, additions, deletions, modifications and amendments to the Swap and other related documents as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to approve changes, additions, deletions, modifications, novations and amendments to interest rate swap agreements previously executed by the Authority and intended to be allocated to the Bonds, in each case as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization.

9. The Authority hereby adopts the Series Resolution Authorizing the issuance of not more than \$4,180,000 Housing Mortgage Finance Program Bonds, 2020 Series E (the "Series Resolution") and hereby authorizes all necessary transfers from the Capital Reserve Fund in accordance with Section 513(8) of the General Bond Resolution on December 1 to the Section 506 account for the purpose of redeeming bonds and the Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to take whatever other action is necessary to carry out such sale including, without limitation, determining the amount of fixed rate, variable or convertible option bonds and to make such changes, additions, deletions, modifications and amendments to the Series Resolution as may be necessary or desirable and in the best interest of the Authority and not inconsistent with the authorization contemplated at this meeting.

10. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to have the Bonds prepared and to execute and authorize the delivery of the Bonds to the Respective Purchasers upon receipt of the purchase price thereof plus accrued interest, if any, and to pay to any underwriter the underwriters' fee and/or discount and expenses and to do and perform all acts and things and execute any and all documents in the name of the Authority, necessary, useful or convenient to the issuance and sale of the Bonds by the Authority. The Bonds shall bear such rates and maturities, and sinking fund installments shall be made as set forth in the Official Statement(s) and the Series Resolution.

11. The Bonds shall be executed by the manual or facsimile signatures of the Chairperson, Vice Chairperson, Chairperson of the Finance/Audit Committee, or the Chief Executive Officer - Executive Director of the Authority and/or her designee, and the official seal of the Authority or a facsimile thereof shall be affixed, impressed or imprinted on the Bonds and attested by the manual or facsimile signature of the Chief Executive Officer - Executive Director or another duly Authorized Officer of the Authority.

12. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is authorized to establish the interest rate on mortgage loans financed with the proceeds of the Bonds

(“Proceeds”), provided that such interest rate shall not exceed that which is permitted or authorized under the Code.

13. The Proceeds are to be used to make new single and/or multi-family mortgages and/or refund current and future maturities of outstanding bonds and/or to refund prepayments. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to determine which multifamily projects are to be funded from proceeds of the Bonds.

14. U.S. Bank National Association is hereby authorized to act as Paying Agent and U.S. Bank National Association is hereby authorized to act, if required, as Tender Agent.

15. The Authority may make or finance, on an interim basis, certain mortgage loans, which costs are reasonably expected to be paid or reimbursed with the proceeds of debt to be incurred by the Authority in the maximum amount of \$4,180,000 and with respect to any such expenditures, this resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the Treasury Regulations.

16. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to issue a certification as to the Authority’s reasonable expectations regarding the amount and use of the Proceeds as described in Section 1.148-2(b)(2) of the Treasury regulations relating to Section 148 of the Code on the date such certificate is issued.

17. In the event the Chief Executive Officer - Executive Director is unable to act in accordance with this resolution or otherwise, then the Chief Financial Officer is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds. In the event his designee is unable to act in accordance with this resolution or otherwise, then a committee of not less than three (3) members of the Board of Directors, at least one of whom shall not be a state employee, is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds (the “Sale Committee”). If neither the Chairperson nor the Vice Chairperson of the Authority is able to attend, then the Chairperson of the Finance/Audit Committee shall be the Chairperson of the Sale Committee, and if he/she is unable to attend, then the Chairperson of the Mortgage Committee shall be the Chairperson of the Sale Committee, and if neither of them is able to attend, the Chairperson or Vice Chairperson of the Authority shall designate a Chairperson of the Sale Committee.

18. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to change the series designation of the Bonds and/or any other of the Authority’s bonds and to change the selected bond underwriting firms as necessary and in the best interest of the Authority.

19. The Bonds may be sold as one or more series and bond underwriting firms to act as the book running senior or co-senior managers, co-managers and/or selling group members for the Bonds may be determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer for each series of Bonds from among the appointed Housing Mortgage Finance Program Bond Underwriters.

20. The senior manager, the co-senior bond underwriters and the co-managing underwriters designated by the Authority for participation in the Authority's bond issues are hereby required prior to participation in the 2020 Series E Bond issue to provide an update to the statutory provisions, affidavits and certifications submitted as part of their agreements with the Authority.

21. Failure to provide the above required information in such form and content as determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer necessary to satisfy the requirements of this resolution shall render the senior manager, co-senior bond underwriters or co-managing underwriters ineligible to participate in the designated bond issue.

Jennifer Landau, Director, Multifamily, presented the resolution regarding Rocky Neck Village, East Lyme.

Upon a motion made by Ms. Foley, seconded by Mr. Hodges, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding the financing of Rocky Neck Village, East Lyme:

RESOLUTION REGARDING MORTGAGE FINANCING OF
ROCKY NECK VILLAGE, EAST LYME, CONNECTICUT
CHFA DEVELOPMENT NO. 19-911M

WHEREAS, Nehantic Partners, Limited Partnership has applied to the Connecticut Housing Finance Authority (the "Authority") for mortgage financing for the construction of a 56 unit housing development to be known as Rocky Neck Village, located in East Lyme, Connecticut (the "Development"); and

WHEREAS, Nehantic Partners, Limited Partnership and/or a related entity otherwise acceptable to the Authority (the "Proposed Mortgagor") is proceeding with its application in a manner satisfactory to the Authority; and

WHEREAS, the Proposed Mortgagor has not been able to procure mortgage loan financing from another source; and

WHEREAS, the Authority finds that mortgage loan financing is not readily available from another source and that it is appropriate and in the public interest for the Authority to provide such financing from the proceeds of taxable bonds; and

WHEREAS, the Authority desires to provide mortgage financing to the Proposed Mortgagor, as described in the attached memorandum dated April 30, 2020 from Carol Gooden, Underwriter III.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority, as follows:

Section 1. The Authority is authorized to provide a construction loan in a principal amount of approximately \$11,500,000 and a construction-to-permanent loan in a principal amount of

approximately \$2,200,000, *provided, however*, the aggregate principal loan amount of the permanent and construction loans shall not exceed \$13,700,000. Both loans shall be secured by a first-priority fee-simple mortgage on the Development. The construction loan shall accrue interest on amounts advanced at a rate not to exceed 3.75% per annum and shall be paid monthly, in arrears, over a term of up to 24 months, after which all construction loan principal and interest shall be due in full. The construction-to-permanent loan shall accrue interest on amounts advanced at a rate not to exceed 3.75% per annum and shall be repaid monthly in arrears, as follows: (i) interest-only repayment for a period of up to 24 months, immediately followed by (ii) principal and interest repayment based upon an amortization schedule of 35 years over a term of 35 years, after which all outstanding permanent loan principal and interest shall be due. The Authority will fund this loan with taxable bond proceeds, including the issuance of bonds as described in Attachment A attached hereto or from such other sources of funds, and upon such terms and conditions, as are deemed to be in the best interests of the Authority. With respect to any such expenditure, this Resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the United States Treasury Regulations.

Section 2. The Authority's commitment to provide mortgage financing for the Development shall be conditioned upon the Authority's acceptance and approval in its sole discretion of the following:

- a. Affordability restrictions on the Development for a period of 50 years, such that 13 units shall be set aside for households at or below 25% of area median income, 23 units shall be set aside for households at or below 50% of area median income, and 14 units shall be set aside for households at or below 80% of area median income and shall be in full compliance with the Internal Revenue Code and the Authority's Qualified Allocation Plan;
- b. An independent appraisal and a market acceptance analysis for the Development;
- c. All required governmental approvals, tax abatement agreements, hazardous waste testing at the Development, and hazardous waste removal and disposal (if applicable);
- d. Final construction costs and plans and specifications;
- e. Commitments for sources of funds, as further described in the Memorandum, or in such other amounts and/or from such other comparable sources as are acceptable to the Authority, such that the total of the sources and uses of funds for completion of the Development are in balance;
- f. Proposed operating income and expenses and property management organization and plan;
- g. All submissions, certifications and documents necessary for the issuance of IRS Form 8609(s) with respect to the Authority's 2016 low-income housing tax credit allocation for Cherry Apartments located in Waterbury, Connecticut; and

h. Compliance by the Proposed Mortgagor with all applicable law, the Authority's Procedures, the provisions of the Memorandum, and all applicable Authority policies, *provided, however*, if there is any inconsistency between the provisions of this Resolution and the Authority's policies, the terms of this Resolution shall control.

Section 3. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution, as may be in the best interest of the Authority and necessary for the development of quality affordable housing.

Section 4. Failure to provide any of the above-referenced requirements in a form acceptable to the Authority and to close the mortgage financing authorized herein on or before January 31, 2021 shall render this Resolution void and of no further effect, provided, however, upon good cause shown and upon payment by the Proposed Mortgagor of any extension or other fees as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

Rocky Neck Village, East Lyme, Connecticut)

ATTACHMENT A

1. The Chief Executive Officer - Executive Director and/or Chief Financial Officer of the Authority and staff are hereby authorized to continue the Authority's Housing Mortgage Finance Program by way of one or more bond sales.

2. The timing of such bond sales shall be determined in coordination with the State Treasurer's Office.

3. The bond sales shall be in an amount not to exceed \$15,070,000 for the Housing Mortgage Finance Program Bonds, of the series designated (subject to paragraph 18 below) 2020 Series F (the "Bonds"), which shall be issued in one or more series and subseries as federally taxable bonds and/or as federally tax-exempt bonds under the Internal Revenue Code of 1986, as amended (the "Code"), or other applicable federal tax law.

4. The Bonds shall be sold on a negotiated basis.

5. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to set the date or dates for receipt of the respective offers from the underwriter(s) or other purchaser(s) (the "Respective Purchasers") to purchase the Bonds.

6. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to execute and cause to be delivered appropriate documentation, including, without limitation, one or more Preliminary Official Statements and Underwriting Commitments, to adopt the expectations, beliefs, assumptions and representations expressed and made on behalf of the

Authority in the Official Statement(s) of the Bonds (the “Official Statement(s)”) and to execute and deliver the Official Statement(s).

7. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized both (a) to receive the related offer presented by the Respective Purchasers, and (b) to make a formal award of the related portion of the Bonds to the Respective Purchasers and execute one or more Contracts of Purchase, provided the Chief Executive Officer - Executive Director and/or Chief Financial Officer may make such award only if the net interest cost on the tax-exempt portion or related portion of the Bonds does not exceed the Bond Buyer Revenue Bond Index published most recently prior to the award by more than 50 basis points.

8. The Chief Executive Officer - Executive Director and/or Chief Financial Officer and staff of the Authority are hereby authorized to negotiate one or more interest rate swap agreements with counterparties that meets the requirements of the General Bond Resolution and is satisfactory to the Chief Executive Officer - Executive Director and/or Chief Financial Officer in conjunction with the 2020 Series F bond sale (collectively, the “Swap”). The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to approve, execute and deliver all documents necessary to consummate the Swap, provided the Swap results in a net interest rate savings to the Authority of not less than 20 basis points of the Swap portion or in the best interest of the Authority, as determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to make such changes, additions, deletions, modifications and amendments to the Swap and other related documents as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to approve changes, additions, deletions, modifications, novations and amendments to interest rate swap agreements previously executed by the Authority and intended to be allocated to the Bonds, in each case as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization.

9. The Authority hereby adopts the Series Resolution Authorizing the issuance of not more than \$15,070,000 Housing Mortgage Finance Program Bonds, 2020 Series F (the “Series Resolution”) and hereby authorizes all necessary transfers from the Capital Reserve Fund in accordance with Section 513(8) of the General Bond Resolution on December 1 to the Section 506 account for the purpose of redeeming bonds and the Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to take whatever other action is necessary to carry out such sale including, without limitation, determining the amount of fixed rate, variable or convertible option bonds and to make such changes, additions, deletions, modifications and amendments to the Series Resolution as may be necessary or desirable and in the best interest of the Authority and not inconsistent with the authorization contemplated at this meeting.

10. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to have the Bonds prepared and to execute and authorize the delivery of the Bonds to the Respective Purchasers upon receipt of the purchase price thereof plus accrued interest, if any, and to pay to any underwriter the underwriters’ fee and/or discount and expenses and to do and perform all acts and things and execute any and all documents in the name of the Authority, necessary, useful or convenient to the issuance and sale of the Bonds by the Authority. The Bonds shall bear

such rates and maturities, and sinking fund installments shall be made as set forth in the Official Statement(s) and the Series Resolution.

11. The Bonds shall be executed by the manual or facsimile signatures of the Chairperson, Vice Chairperson, Chairperson of the Finance/Audit Committee, or the Chief Executive Officer - Executive Director of the Authority and/or her designee, and the official seal of the Authority or a facsimile thereof shall be affixed, impressed or imprinted on the Bonds and attested by the manual or facsimile signature of the Chief Executive Officer - Executive Director or another duly Authorized Officer of the Authority.

12. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is authorized to establish the interest rate on mortgage loans financed with the proceeds of the Bonds ("Proceeds"), provided that such interest rate shall not exceed that which is permitted or authorized under the Code.

13. The Proceeds are to be used to make new single and/or multi-family mortgages and/or refund current and future maturities of outstanding bonds and/or to refund prepayments. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to determine which multifamily projects are to be funded from proceeds of the Bonds.

14. U.S. Bank National Association is hereby authorized to act as Paying Agent and U.S. Bank National Association is hereby authorized to act, if required, as Tender Agent.

15. The Authority may make or finance, on an interim basis, certain mortgage loans, which costs are reasonably expected to be paid or reimbursed with the proceeds of debt to be incurred by the Authority in the maximum amount of \$15,070,000 and with respect to any such expenditures, this resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the Treasury Regulations.

16. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to issue a certification as to the Authority's reasonable expectations regarding the amount and use of the Proceeds as described in Section 1.148-2(b)(2) of the Treasury regulations relating to Section 148 of the Code on the date such certificate is issued.

17. In the event the Chief Executive Officer - Executive Director is unable to act in accordance with this resolution or otherwise, then the Chief Financial Officer is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds. In the event his designee is unable to act in accordance with this resolution or otherwise, then a committee of not less than three (3) members of the Board of Directors, at least one of whom shall not be a state employee, is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds (the "Sale Committee"). If neither the Chairperson nor the Vice Chairperson of the Authority is able to attend, then the Chairperson of the Finance/Audit Committee shall be the Chairperson of the Sale Committee, and if he/she is unable to attend, then the Chairperson of the Mortgage Committee shall be the Chairperson of the Sale Committee, and if neither of them is able to attend, the Chairperson or Vice Chairperson of the Authority shall designate a Chairperson of the Sale Committee.

18. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to change the series designation of the Bonds and/or any other of the Authority's bonds and to change the selected bond underwriting firms as necessary and in the best interest of the Authority.

19. The Bonds may be sold as one or more series and bond underwriting firms to act as the book running senior or co-senior managers, co-managers and/or selling group members for the Bonds may be determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer for each series of Bonds from among the appointed Housing Mortgage Finance Program Bond Underwriters.

20. The senior manager, the co-senior bond underwriters and the co-managing underwriters designated by the Authority for participation in the Authority's bond issues are hereby required prior to participation in the 2020 Series F Bond issue to provide an update to the statutory provisions, affidavits and certifications submitted as part of their agreements with the Authority.

21. Failure to provide the above required information in such form and content as determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer necessary to satisfy the requirements of this resolution shall render the senior manager, co-senior bond underwriters or co-managing underwriters ineligible to participate in the designated bond issue.

Joe Voccio, Director, Multifamily, presented the resolution regarding Windward Apartments, Bridgeport.

Upon a motion made by Ms. Foley, seconded by Ms. Tepper Bates, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding the financing of Windward Apartments, Bridgeport:

**RESOLUTION REGARDING MODIFICATON OF MORTGAGE FINANCING FOR THE
WINDWARD APARTMENTS, BRIDGEPORT, CONNECTICUT
CHFA DEVELOPMENT NO. 17-918-T9**

WHEREAS, Windward Development Associates, LLC (the "Owner"), the applicant-developer of Windward Apartments located in Bridgeport, Connecticut (the "Development"), applied for tax credits pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), the regulations promulgated thereunder (the "Regulations") and the procedures (the "Procedures") adopted by the Connecticut Housing Finance Authority (the "Authority"), including the 2016 Qualified Allocation Plan, all for the allocation of low-income housing tax credits in the State of Connecticut (the "State"); and

WHEREAS, on April 27, 2017, the Authority approved a reservation of \$1,379,862 of low-income housing tax credits ("LIHTCs") for the Development from the 2017 or 2018 state housing credit ceiling, and on December 19, 2018 allocated \$1,379,862 of LIHTCs to the Development; and

WHEREAS, by virtue of resolution on November 21, 2019 (the “Prior Resolution”), the Board of Directors modified the Development’s LIHTC, allocation to \$1,290,000 from the 2019 state housing credit ceiling and authorized subordinate Federal Financing Adjustment Factor Funds mortgage financing (“FAF Financing”) for the Development; and

WHEREAS, the Owner has requested a modification to the authorized terms of the FAF Financing in order to accommodate the additional funding sources and planned completion of the Development, as described in the attached memorandum dated April 30, 2020 from Joe Voccio, Director, Multifamily.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority, as follows:

Section 1. Section 2 of the Prior Resolution shall be amended to read as follows:

“The Authority is authorized to provide a construction-to-permanent loan in a principal amount of up to \$500,000 which shall be secured by a subordinate mortgage on the Development and shall accrue interest on amounts advanced at a rate not to exceed 0% per annum for a construction term of approximately 24 months. Thereafter, the loan shall accrue interest on amounts advanced at a rate of 0% per annum, and shall be repaid in full at the end of a permanent term of up to 40 years, after which all principal and interest shall be due in full. The Authority will fund this loan with Federal Financing Adjustment Factor funds, or from such other sources of funds, and upon such terms and conditions, as are deemed to be in the best interests of the Authority.”

Except as set forth above, the Prior Resolution shall remain in full force and effect in all other respects.

Section 2. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution, as may be in the best interest of the Authority and necessary for the development of quality affordable housing.

Section 3. Failure to provide any of the above-referenced requirements in a form acceptable to the Authority and to close the mortgage financing authorized herein on or before August 31, 2020 shall render this Resolution void and of no further effect, provided, however, upon good cause shown and upon payment by the Owner of any extension or other fees as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

Ms. Natarajan presented the resolution regarding Immediate and Temporary Financial Relief for the Housing Mortgage Program Developments Impacted by the Coronavirus Disease 2019 (COVID-19) Outbreak. A question was raised with respect to granting forbearance to developers that may not be in compliance with the other requirements of their loan agreements with CHFA. After discussion, staff explained that, prior to extension of forbearance, due diligence will be conducted to confirm that

the hardship is related to the COVID-19 crisis and with respect to other compliance issues. It was suggested that staff have criteria to apply in determining whether to grant forbearance requests. In response to a question on the financial impact of the program, Mr. Taib summarized the financial impact assumptions based on different scenarios and stated that staff will report back to the Board on the financial impact to CHFA.

Upon a motion made by Mr. Hodges, seconded by Mr. Abrahams, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding the Temporary Financial Accommodations for the Housing Mortgage Program Developments Impacted by the Coronavirus Disease 2019 (COVID-19) Outbreak. Ms. Thames was not present for the vote.

RESOLUTION REGARDING IMMEDIATE AND TEMPORARY FINANCIAL ACCOMMODATIONS FOR HOUSING MORTGAGE PROGRAM DEVELOPMENTS IMPACTED BY THE CORONAVIRUS DISEASE 2019 (COVID-19) OUTBREAK

WHEREAS, on March 10, 2020, the Governor of the State of Connecticut issued declarations of public health and civil preparedness emergencies, proclaiming a state of emergency throughout the State of Connecticut as a result of the coronavirus disease 2019 (“COVID-19”) outbreak in the United States and confirmed spread in the State of Connecticut (the “Public Emergency”);

WHEREAS, on April 10, 2020, the Governor of the State of Connecticut issued Executive Order No. 7X granting protection to residential renters impacted by COVID-19 by limiting evictions and allowing all residents to stay home or at their place of residence during the Public Emergency to control and reduce the spread of COVID-19;

WHEREAS, the Connecticut Housing Finance Authority (the “Authority”) is established as a body politic and corporate, constituting a public instrumentality and political subdivision pursuant to Chapter 134 of the Connecticut General Statutes (the “Act”) for the purpose of alleviating the shortage of housing for low and moderate income families and persons in the State of Connecticut and promulgates procedures in accordance with Chapter 12 of the Connecticut General Statutes (the “Procedures”);

WHEREAS, in accordance with the Act, the Authority implements a housing mortgage finance program and funds other programs and initiatives (collectively, the “Program”) by virtue of which multifamily housing is developed and accomplished by, without limitation, the making and servicing of construction and permanent loans secured by mortgages;

WHEREAS, the Authority issues bonds, satisfies resultant financial obligations, and requires repayment and performance of multifamily developments and multifamily developers and financiers funded in the Program (the “Developments”) in order to implement and maintain the Program for the benefit of the continued and ongoing development of affordable housing in the State of Connecticut;

WHEREAS, as a result of the Public Emergency, a significant number of the Developments are expected to experience varying levels of financial hardship;

WHEREAS, in accordance with Section 8-246 of the Act, the Board of Directors may direct the Chief Executive Officer - Executive Director to carry out the purposes of the Act;

WHEREAS, in accordance with Section II(A-17) of the Procedures, the Board of Directors may authorize waivers, exemptions and modifications for any requirements not mandated by statute or law upon a determination of sufficient evidence of hardship and such action to be in the best interest of the State and the Authority and the public health, safety and welfare;

WHEREAS, in accordance with Section II(C-3) of the Procedures, the Authority may restructure existing financing for Developments experiencing financial distress and/or difficulties upon a determination of such action to be in the best interest of the Authority; and

WHEREAS, the Board of Directors deems immediate and temporary financial accommodations to be necessary and desires to authorize the Chief Executive Officer - Executive Director to exercise certain authority to provide and effectuate such immediate and temporary accommodations in the form of payment forbearance in accordance with the statutory mandate of the Act and the maintenance of the continuity of the Program, as further described in the attached memorandum dated April 30, 2020 from Nandini Natarajan, Chief Executive Officer - Executive Director.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority, as follows:

Section 1. The Chief Executive Officer - Executive Director is authorized to grant mortgage loan payment forbearance or other loan payment forbearance, in whole or in part, to selected Developments for a period of up to 3 months of required principal and interest payments due to the Authority on April 1, 2020 or thereafter (each a "Forbearance"), *provided, however*, before granting such Forbearance, the Chief Executive Officer - Director shall determine that: (A) (i) the Development has an acute need for payment forbearance as a result of the effect of the Public Emergency on the Development's rental revenue, subordinate and other non-Authority financing, capitalized reserves, residual receipts, ongoing cash flow, operating expenses, and other related Development characteristics; and (ii) payment forbearance is in the best interests of the tenants in the Program and the continued development and preservation of affordable housing by the Authority in the State of Connecticut; or (B) a Forbearance is warranted in the best interests of the Program or based on the relief required to be afforded to Developments under the Coronavirus Aid, Relief, and Economic Security Act or other applicable federal law or executive orders issued by the Governor of the State of Connecticut or other applicable state law. The Chief Executive Officer - Executive Director is hereby further authorized to take whatever other action is necessary to make such changes, additions, deletions, modifications and amendments to the terms of the mortgage loans for selected Developments as may be necessary or desirable and in the best interest of the Authority and not inconsistent with the authorization to grant Forbearance to Developments as contemplated by this Resolution, notwithstanding any previously adopted Board of Directors policy statements to the contrary.

Section 2. At the next scheduled monthly meeting of the Board of Directors and at each successive scheduled monthly meeting, as applicable, the Chief Executive Officer - Executive

Director shall report each Forbearance to the Board of Directors and, if deemed appropriate by the Chief Executive Officer – Executive Director, may make a recommendation to the Board of Directors for approval of an extension or other modification of the Forbearance for approval by the Board of Directors. The authorization to grant Forbearances hereunder shall be effective until the earlier of June 30, 2020 or the termination of the Public Emergency.

Ms. Mosquera-Bruno asked Board members to consider the items on the Consent Agenda.

Upon a motion made by Ms. Tepper Bates, seconded by Mr. Perez, the Board members voted in favor of accepting the following consent agenda items. Ms. Thames was not present for the vote.

Reports Accepted:

- 2019 Audited Financials
- Financial Reports
- Delinquency Reports
- Finance Audit Monthly Tracking Report
- Multifamily Activities
- Board Minutes of March 26, 2020

Hazim Taib, Chief Financial Officer, presented an update of the 2020 Series B Bond Sale. Because of current market conditions due to COVID-19, CHFA will be issuing taxable bonds directly placed with RBC Capital Markets, LLC for a one year term at a rate of 1.5%. The amount of the issuance will be reduced to \$75,000,000 to account for the slowdown in the home buying market. The bonds can be redeemed before maturity without penalty at any time and refunded by tax-exempt bonds. The closing date of May 12th will remain the same.

There being no further business to discuss, upon a motion made by Mr. Hodges, seconded by Mr. Abrahams, the Board members voted to adjourn the meeting at 11:29 a.m.